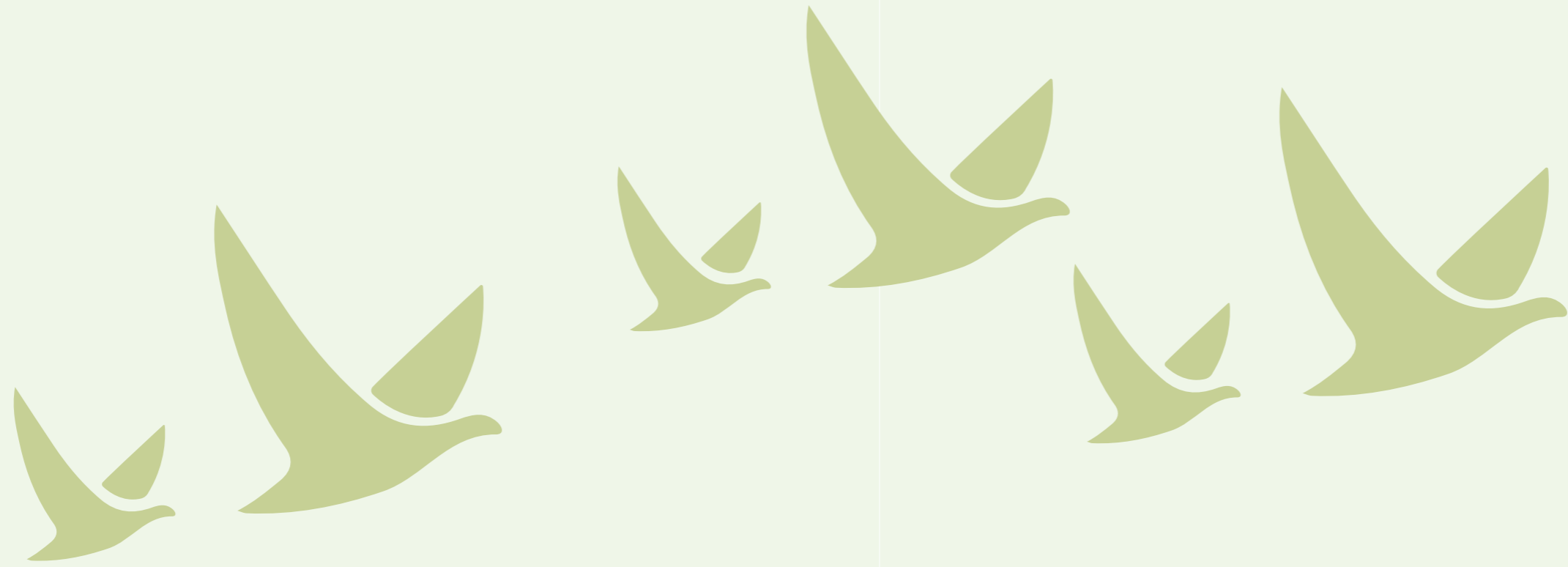




# ANAND NIKETAN

PREMIUM PLOTTED DEVELOPMENT

SECTOR 2, SOHNA



COME,  
BUILD THE HOME  
YOU ALWAYS DREAMT OF.  
*Welcome to Anand Niketan*

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✦  
HAPPINESS  
IMMERSED IN NATURE

RIGHT AT THE FOOTHILLS OF ARAVALIS, JUST OFF GURGAON  
SOHNA ROAD - NH 248A LIES ANAND NIKETAN. THIS IS A  
PERFECT OPPORTUNITY FOR YOU BE CLOSE TO EVERYTHING  
AND YET FAR AWAY FROM THE HUSTLE BUSTLE.





THE  
GROUNDWORK IS IN  
PLACE FOR YOU TO  
CRAFT A HOME FOR  
GENERATIONS TO COME



**10 ACRES**  
of exclusive  
community living

**GATED**  
and secured complex

**LOW-DENSITY**  
plotted development  
complex

**AMPLE GREEN**  
and open spaces

**WELL**  
demarcated plots

**CONVENIENT**  
access from 60m wide road

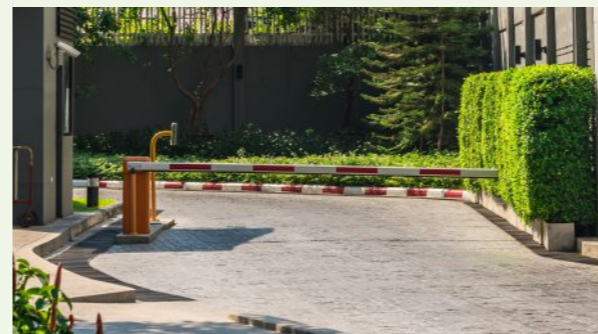
**BETTER**  
air quality & less  
noise pollution

**WELL PLANNED**  
infrastructure, roads  
& pathways

**DAILY CONVENIENCE**  
store within the complex



SAFETY AND SECURITY FOR A LIFETIME



Gated complex

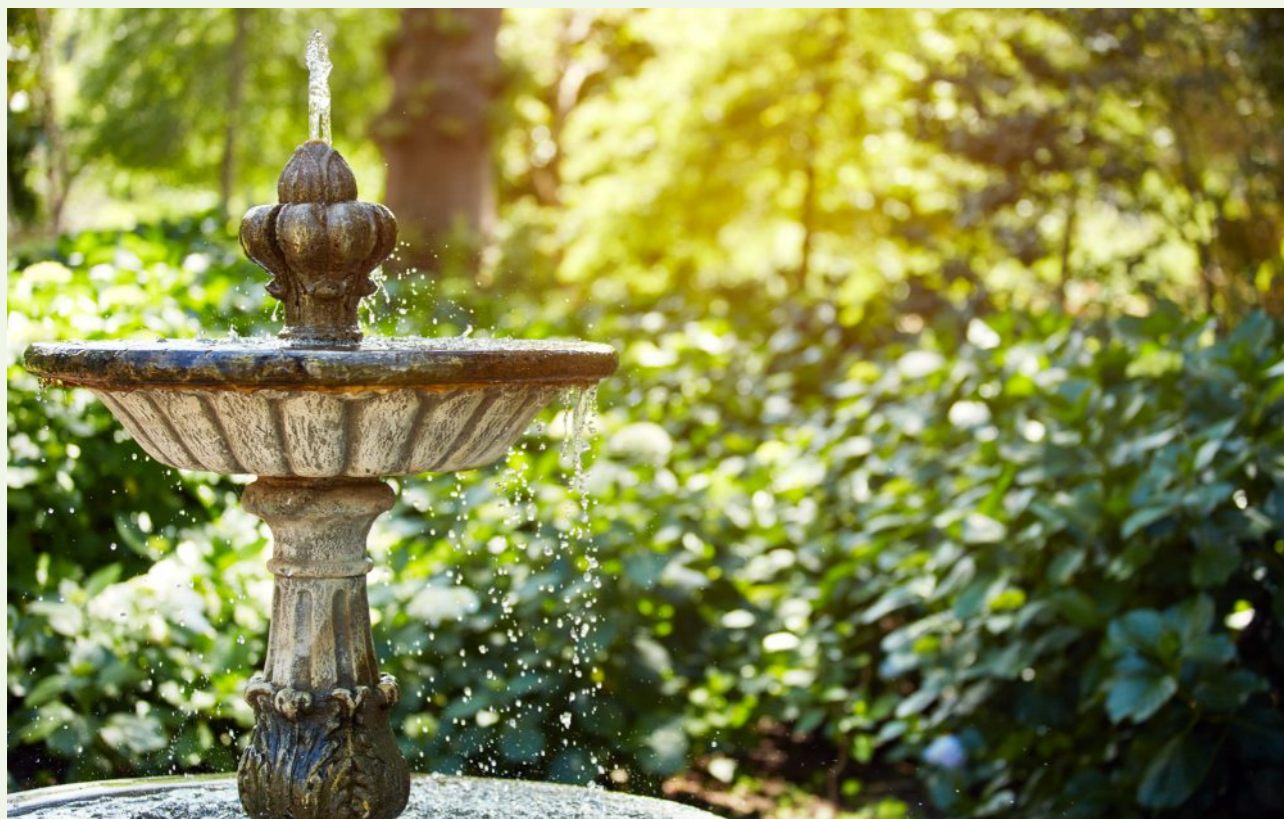
Regulated access at entrance

CCTV and control room provision

Well-lit common areas with provision for power back-up



✦  
PARKS AND  
GREENS



Designer landscaping



Internal paved green avenues



Abundant floral beds, planned shrubs and trees



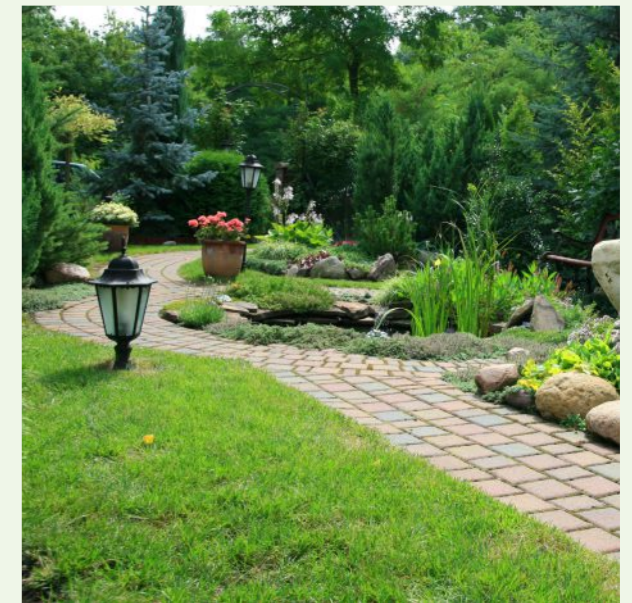
Designer water features



Relaxing seating areas spread throughout the complex



Pathways for a perfect stroll





ANAND NIKETAN

Gazebo

Cricket net area

Half basketball court

Multiple kids play zone

Yoga & meditation zone

Outdoor gym

SPORTS ZONE  
FOR ACTIVE LIFESTYLE





*plots of a lifetime*

# OWN YOUR PLOT. BUILD YOUR DREAM HOME.



Well demarcated plots  
of size 111-135 sq.m.



Choice of plots facing in  
your desired direction



Most plots with  
gardens near by



Tree lined  
streets & roads



# MASTER PLAN



GOOD  
LOCATION ON ITS  
WAY TO BECOMING  
A GREAT ONE

  
ANAND NIKETAN

MINUTES AWAY  
from all the Delivered  
Social Infrastructure of Gurgaon

5 MINUTES  
from Educational Hub with  
GD Goenka & K.R. Manglam University

15 MINUTES  
from KMP Expressway

15 MINUTES  
from Vatika Chowk on Sohna Road

20 MINUTES  
from Rajiv Chowk

✦

# FAR FROM THE HUSTLE BUSTLE AND CLOSE TO EVERYTHING

### SOUTH OF GURUGRAM

Just on the outskirts of Gurgaon and before Sohna City, there lies the fastest growing micro market of Delhi NCR. Popularly known as "South of Gurugram", the area has emerged into a preferred destination for the residents of Gurugram.

### SMOOTH AND QUICK ACCESS

Recent opening of a seamless elevated road from Subhash Chowk to Sohna has further given impetus to the region.

### EASY ACCESS TO NH AND KMP EXPRESSWAY

You are flanked by NH48 (NH8) and KMP Expressway for the ease of commuting.

### WELL ESTABLISHED EDUCATIONAL HUB

With reputed names like GD Goenka, KR Mangalam, SGT, Apeejay, KIIT, etc already established and operational, the area is mushrooming at a fast pace with impressive social infrastructure.

## KNOW YOUR NEIGHBOURHOOD

(Within 5 to 20 min drive)

#### EDUCATIONAL INSTITUTIONS

Ryan International School  
DPS Maruti Kunj  
KIIT College of Engineering  
JK Business School  
KR Mangalam University  
Jindal Public School  
Euro Kids School  
GD Goenka World School  
Pathways World School

#### LUXURY HOTELS

Fortune Hotel  
CountryInn & Suites  
Lemon Tree  
The Gateway Resort  
and all the leading  
hotels in Gurugram

#### HEALTHCARE

Max Hospital  
Fortis Hospital  
Artemis Hospital  
Park Hospital  
Medicity  
Sanjeevani Hospital

#### RETAIL ZONES

Big Bazaar  
Shopper's Stop  
Aditya Birla More  
and all the leading  
shopping centres  
in Sohna Road and  
Golf Course Extn Road

## LOCATION MAP





# A CONCRETE NAME TRUSTED OVER 50 YEARS

From over 5 decades of experience in construction material and being a reputed name for offering concrete solutions to leading developers of India, NS Arcus now begins its journey in real estate development.

NS Arcus, headquartered in Gurgaon, is engaged in building and construction materials. Established in 1972, NS Arcus has a vast experience in the fields of mining, stone crushing, cement, ready mix concrete, concrete blocks, pavers and transportation. The group has concrete footprints in Gurugram, Manesar, Faridabad, Dwarka Expressway, Greater Noida, Jammu, Amaravati and Vrindavan.

With relentless focus on product quality, superior customer service and sound financial standing, NS Arcus is the name to be trusted to build your dream home.





MANY  
REASONS TO OWN  
A PLOT AT ANAND NIKETAN

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RETURNS FROM  
LAND APPRECIATION



NOT JUST LAND BUT  
HOME FOR GENERATIONS



THRIVING LOCATION



WEEKEND GETAWAYS  
LUXURY OF SECOND HOME





For Sales Enquiry Contact -  
**+91 72-9004-5009**